

Grand Panama Condominium Association Bulk Item Disposal Policy Proposal

Purpose

The Association continues to experience operational challenges due to large household items and bulk waste being left in garbage rooms that cannot be accommodated in the compactor system. These items accumulate and interfere with normal trash removal operations and require separate hauling at Association expense.

This policy is intended to:

- Maintain clean and functional garbage facilities
- Reduce unnecessary Association hauling costs
- Provide a structured disposal option for owners
- Establish accountability for improper bulk item disposal

Proposed Bulk Item Handling Procedure

Any item too large to be disposed of through the standard trash compactor must not be left in garbage rooms.

Instead:

- Bulk items will be stored in the designated storage area located within the standalone garage.
- This area is monitored by the Association camera system.
- Items will be removed periodically by an approved hauling vendor and transported to appropriate landfill or recycling facilities.

Approved Hauling Vendors (Proposed)

Micheal – 12' and 16' trailers – \$150 small load / \$300 full trailer

Jared – Dump trailer – Approx. \$150 per load

Grand Panama Trailer—Dump fees and maintenance time

Owner Disposal Fees

No Charge:

Small appliances, TVs 40" or less, small lamps, boxes

Medium Items – \$25 each:

Recliner chairs, small tables, sinks, toilets, TVs over 40", stackable chairs (up to 4)

Large Items – \$40 each:

Couches, mattresses, box springs, dining tables, patio tables, large appliances (refrigerator, stove, washer, dryer, dishwasher, water heater)

Owners will submit disposal requests and payment through the ParknSpot system prior to placing items in the designated storage area.

Unauthorized Dumping

Any owner who disposes of bulk items without prior notification and payment submission will be subject to:

- \$100 violation fine
- Actual removal cost of the item(s)

Operational Rationale

Based on vendor pricing, approximately four couch-sized items (collected at \$40 each = \$160) would offset the typical hauling cost of \$150 per load.

This structure allows the Association to recover expenses while avoiding financial burden on the general membership.

Implementation

Upon Board approval, this policy will be communicated to all owners, incorporated into operational procedures, and enforced through existing violation and fine processes.

Recommendation

Approval of this policy is recommended to improve waste management operations, maintain cleanliness of common areas, and ensure fair cost allocation for bulk item disposal.

Submitted for Board Consideration

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